



**THE PORT  
OF LOS ANGELES**

Executive Director's  
Report to the  
Board of Harbor Commissioners

**DATE: MARCH 7, 2013**

**FROM: PLANNING & ECONOMIC DEVELOPMENT**

**SUBJECT: RESOLUTION NO. \_\_\_\_\_ – ISSUANCE OF A LEVEL I  
COASTAL DEVELOPMENT PERMIT (NO. 13-04) TO U.S. BORAX INC.  
FOR THE CONSTRUCTION OF A DUMPSTER SHED**

**SUMMARY:**

U.S. Borax, Inc. (U.S. Borax) is proposing to install a dumpster shed on its private property at 300 Falcon Street, Wilmington, CA 90744. Staff is recommending the Board of Harbor Commissioners (Board) approve Coastal Development Permit (CDP) No. 13-04, a Level I, non-appealable permit for the proposed project.

**RECOMMENDATION:**

It is recommended that the Board of Harbor Commissioners:

1. Find that the proposed project conforms with the Port Master Plan and the California Coastal Act of 1976, as amended, and find that this project will have no significant adverse environmental impacts as provided in the California Environmental Quality Act;
2. Authorize the Executive Director to approve the issuance of a Level I Coastal Development Permit No. 13-04, consistent with the project description listed on Application for Discretionary Project No. 121219-157; and
3. Adopt Resolution No. \_\_\_\_\_.

**DISCUSSION:**

Background/Context – U.S. Borax is proposing to install an 8-foot wide by 17-foot long by 6-foot high pre-engineered metal shed on its private property located at 300 Falcon Street, Wilmington, CA 90744 (Transmittal 1). As a property within the Coastal Zone and under the jurisdiction of the Port of Los Angeles Port Master Plan, the Board is responsible for the issuance of a coastal development permit for U.S. Borax's proposed project.

The proposed project would shelter an existing dumpster, currently used to store zinc waste material (a dry powder) from the weather and reduce the risk of storm water contamination runoff from the dumpster should the lid be open during rain events. U.S. Borax would install a steel framed building on a concrete floor. The dumpster will be

**DATE: MARCH 7, 2013**

**PAGE 2 OF 3**

**SUBJECT: LEVEL I CDP NO. 13-04 TO U.S. BORAX**

inside the shed, which would be enclosed on three sides. The development will involve installing a 30-foot by 32-foot concrete slab to support the installation of the shed.

The estimated cost of the project is \$100,000 and U.S. Borax will fund the project in its entirety. No public funds will be used to pay for the proposed project. Upon approval, construction is expected to start in May 2013 and is scheduled for completion in August 2013.

Coastal Permit Requirements – The proposed project, located in Master Planning Area 5, is a Level I, non-appealable project in accordance with the definitions set forth in the *Guidelines for Implementation of the Port of Los Angeles Certified Port Master Plan*. A Level I permit is one of three levels of permits that the Board can issue (Transmittal 2). Level I permits are issued for developments that involve minimal changes in land/water use, and minor changes in density and intensity of use.

The proposed project has been found to be consistent with the Port Master Plan and Chapter 8 policies of the California Coastal Act of 1976, as amended, as it would allow for future port-related development to occur in the vicinity of the project. Specifically, the dumpster shed is consistent with Section 30708 that requires port-related development to give highest priority to the use of existing land space within harbors for port purposes.

#### **ENVIRONMENTAL ASSESSMENT:**

The proposed action is issuance of a CDP to U.S. Borax for the construction of a dumpster shed. As an activity involving the construction of an accessory structure, the Director of Environmental management has determined that the proposed action is exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with Article III Class 3 (6) of the Los Angeles City CEQA Guidelines.

#### **ECONOMIC BENEFITS:**

The proposed project associated with this CDP is anticipated to support approximately 1 direct and 1 secondary one-year equivalent jobs for the region.

#### **FINANCIAL IMPACT:**

Issuance of the proposed Level I CDP would not have a financial impact upon the Harbor Department as U.S. Borax would pay the \$100,000 cost for the installation of the dumpster shed. U.S. Borax would also be responsible for any ongoing operating and maintenance costs associated with the shed.

DATE: MARCH 7, 2013

PAGE 3 OF 3

SUBJECT: LEVEL I CDP NO. 13-04 TO U.S. BORAX

**CITY ATTORNEY:**

The Office of the City Attorney has reviewed this resolution and concluded that it raises no legal issues at this time.

**TRANSMITTALS:**

1. Site Map
2. CDP No. 13-04

FIS Approval:  (initials)  
CA Approval:  (initials)

  
DAVID L. MATHEWSON  
Director of Planning & Economic Development

  
KATHRYN McDERMOTT  
Deputy Executive Director

APPROVED:

  
GERALDINE KNATZ, Ph.D.  
Executive Director

Author: J. Ruddell  
ADP No. 121219-157